

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name The Mayfair

other names/site number The Mayfair Apartments

2. Location

street & number 1315 North Broadway Place

NA

not for publication

city or town Oklahoma City

NA

vicinity

state Oklahoma code OK county Oklahoma 109 zip code 73103

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Robert L. Schuman July 28, 2012
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Robert L. Schuman
Signature of the Keeper

9/12/2012
Date of Action

The Mayfair
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5. Classification

Ownership of Property

(Check as many boxes as apply.)

☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
0	0	
1	0	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Midtown Brick Box Apartments 1910-1935,
Oklahoma City, Oklahoma

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling

COMMERCE/TRADE: Professional

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and Early 20th Century Revivals:
Collegiate Gothic

Materials

(Enter categories from instructions.)

foundation: Concrete

walls: Brick

roof: Other: Built-up Tar and Gravel

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Location and Setting

The Mayfair is located approximately nine-tenths mile north, northeast of the Oklahoma County Courthouse in Oklahoma City, in Block 8 of the Dale Addition (1899) at N. Broadway Place between NW 12th and 13th Streets. The front elevation is sited on the street grid which follows cardinal directions although the building is slightly skewed on the site. The building is in Oklahoma City's Midtown area, a residential area that began during the city's earliest settlement days. Midtown was once the setting of many multiple family dwellings constructed to help alleviate Oklahoma City's periods of extraordinary population growth. The Mayfair today sits in a block of open surface parking. The housing once near the Mayfair is no longer extant but the area north of the building was historically mixed use with lots for automobile sales. Street trees align the front of the Mayfair and the north/south alley behind the building provided access to the Mayfair's tenant garages.

The Mayfair is slightly above the street grade at the front elevation on a platform of grass which is supported by retaining walls. The setting is residential with grass, and with flowering trees and shrubs on all but the rear elevation, and the landscaping is surrounded by sidewalks. The building footprint does not extend to the lot lines on any face and has a significant amount of space in the rear by the alley which is now used for parking.

Narrative Description

The Mayfair is a flat-roofed, four-story red brick masonry building in a slight "T" shape. The ground floor is approximately a brick width wider than floors 2 through 4. It has a steel-framed floor/roof structure with bar joists and concrete floor slabs. Some interior brick walls may also be load bearing in corridors and at the junction of the "T". The "T" portion is at the front of the building and is approximately 25% of the building length. The rest of the building is the leg of the "T." The building is approximately 50' x 90' with about 16,500 square feet of floor space. The building has Collegiate Gothic decorative attributes on the front elevation.¹

East Elevation (Front)

The front elevation has four bays, and the side bays project forward so that the center two bays are slightly recessed. The front elevation is divided into three portions horizontally: a decorative first floor, a two-floor middle section and a decorative fourth floor partially merged with the parapet wall. The parapet wall is crenellated and capped with cast stone. Three classical concrete urns rest on the parapet wall at the outsets of the side bays and emphasize their presence. Concrete shields are beneath the crenellations. The parapet wall appears partially to blend with the top portion of floor four with shared decorative cast stone quoins that are staggered. The quoins rest on a belt course of high profile cast concrete molding that wraps above the four window openings. On floors two to four, one window opening is in each bay and they are surrounded by cast stone moldings. The windows on floors two and three also have soldier bricks above the cast concrete trim. The metal windows have large single panes. The ground floor is separated from those above by a belt course of cast stone. Cast stone quoins decorate the edges of the side bays and around all window openings on the ground floor. At the top of each ground floor window, there is high profile cast stone molding. Two window openings on the ground floor match those in the upper floors and two smaller, nearly slit windows, are on both sides of the building entry.

An original decorative metal awning with glass ornaments protects the main entrance which is flanked on either side by low cast stone walls. The awning is supported by chains to the second floor. The entry has a cast concrete surround with engaged columns, and the entry door is glazed metal with sidelights. Metal plaques are on the east ends of the low stone brick walls that flank the steps to the entry and have a metal sign with "Mayfair Apartments". These signs are likely c. 1952.

¹ Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York, NY: Alfred A. Knopf, 1991), 197-201.

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South Elevation

The south elevation parapet wall is capped with cast stone. Decorative attributes from the front elevation wrap to decorate the outset "T" at the parapet/fourth floor, although there are no quoins. In the "T", the window openings on floors 2 to 4 have one large and one small single pane window per floor, and these are surrounded by cast stone frames. The large ground floor window opening has no surround but rests on the belt course which encircles the building. The rest of the window openings in this elevation, and the ground floor small window in the "T", have slightly projecting cast stone sills. Interior stairs are just to the west of the "T" outset, and three single metal double-hung windows light the stairwell from ground to 4th floor. The rest the elevation windows from the rear toward the front follow the opening pattern of a single, double, two small, another double and a single; then stair windows, and another single window. The windows are metal with single panes but five double windows have vertical dividers.

West (Rear) Elevation

The rear elevation parapet wall is capped with cast stone coping. At the roofline, a small square brick chimney is visible on the roof. The belt course between the ground and second story continues on this elevation. Metal windows are asymmetrically placed on floors two to four from the center and to the right of the elevation. The windows above the entry door on floors two to four are metal double-hungs; the other window openings have single panes. The ground floor has a centered glazed metal entry door with two single windows to the right. All windows have cast stone sills. There are two large downspouts and collectors at each elevation side.

North Elevation

The parapet wall coping is cast stone, and the EIFS-sided elevator penthouse on the roof can be seen from this elevation. This elevation's "T" portion is slightly wider than the south's, but the decorative attributes are the same and the belt course between the first and second floor continues encircling the building. The "T" on this elevation has an extra window in the outset that faces west and it is a single window opening with cast stone sill. The rest of the elevation's window pattern varies slightly from the south's. The west end of the elevation has three single pane window openings to light the interior stairs in the northwest corner. For the rest of the elevation, each floor from the rear of the building to the front, there are a single, double, two small, a double and single window openings with single panes. The window frames are metal and three of the double windows have vertical dividers. Basement windows are only in the north elevation and they are surrounded by concrete window wells.

Interior

The interior remains finished and largely intact with original central halls with apartments on both sides. The entrance lobby, and primary stair and elevator are in their original locations with a high degree of integrity. The entry lobby is large and its ceiling has large plaster ceiling moldings. The ground floor corridor is patterned mosaic tile floor in shades of red and brown. Floors two to four have larger quarry floor tiles also in shades of red and brown. All corridor walls are plaster scored and textured to resemble cut stone. The first floor corridor ceiling is flat with molded crown details and the corridor ceilings of floors two to four are vaulted. These ceilings are plastered with a moderate to heavy texture. Original doors are mahogany and their locations in the primary corridors have changed somewhat over time and these changes are slightly visible in the corridor walls. Effort has been put into maintaining the aesthetic quality of the corridor finishes. Many original wood panel or glazed wood doors remain with their latch and lock set hardware, although some of the doors have been altered for vents and mail drops. The elevator door is embellished with a Mayfair logo, and painted decorative details are in various locations: halls and lobby ceilings, plaster moldings around light fixtures, and at the top of some windows. The mechanical, plumbing and electrical systems are functional. The floors in the rooms off the corridors are carpeted.

Alterations

The exterior is in nearly original condition with the exception of the windows, which are metal replacements for multi-pane rolled steel partial casements. Also two small second floor balconettes are no longer extant. One parapet urn is also missing. See Continuation Sheets with Photo 1 for a historic photo of the building. The apartment spaces behind the building corridors have been modified somewhat, and the corridor walls and ceilings have been re-plastered; some interior ceilings have been dropped for recessed lighting. Originally a rolling terrace set the building up from the street level enhancing its prominence; it has since been modified with retaining walls. Originally, there were garages at the alley that burned,² and they were replaced but the replacements are no longer extant.

One aspect of its design which varies slightly from the rest of the Midtown Brick Box Apartments is its slight "T" extension. This form of the box building was well known in places like New York. The first known form of an apartment with this "T"

² City Briefs "Fire Damages Apartment Garages," *The Oklahoman*, May 4, 1932.

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form was the Stuyvesant, designed by Richard Morris Hunt and completed in 1869. It is credited as the first apartment building for affluent tenants in New York City.³ See Continuation Sheet, Figure 1. Designed for side-by-side construction, the recessed area behind the "T" provided a light well for circulation and windows. The extra window in the "T" extension provided light into a chamber that otherwise would not have had exterior light.

³ Richard Plunz, *A History of Housing in New York City*, (New York, NY: Columbia University Press, 1990), 63.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Period of Significance

c. 1931

Significant Dates

c. 1931

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Swisher, George W.

Period of Significance (justification)

The period of significance is the construction date of the building.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Mayfair is eligible locally for the National Register under Criterion A for Community Planning and Development. It is a property type described in the multiple property documentation form, "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma".

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The Mayfair's opening was announced in a large newspaper ad in *The Oklahoman*, November 1, 1931.⁴ The ad was very explicit as to the type of renters it expected to attract. "No expense has been spared in making these twenty-four ultra-modern apartment homes the finest and most luxurious ever offered in Oklahoma City." The ad further noted its advantageous location near "three car lines" (electric street car) and within walking distance of downtown.⁵ The apartments had tiled baths, tubs and showers, kitchens with tiled drain boards, electrical refrigeration, specially designed gas ranges, and the floors were covered by Wilton carpets.⁶ A "General Electric Walker Dishwasher" was an optional amenity. The furniture was custom built for the Mayfair and the building was most unusual because it had an elevator, a rarity among similar apartment buildings. "The charming exterior architecture, alluring cozy lobby, wide stately halls, and atmosphere combine to lend the air of an exclusive club."⁷

George E. Swisher was the building owner and his son George F., its architect.⁸ When the building opened, one ground floor unit provided an office for the lawyer father and his architect son. They shared the office together for four years before they were joined by the S and S Insurance Company. George E. Swisher and the insurance company continued to share one apartment unit until c. 1949 when the building was sold and the office unit returned to apartment use.⁹

The Mayfair's newspaper ads were specific about renting to adults, and continued to advertise "new modernistic furniture." They also boasted about its fireproof construction. Swisher promoted the Mayfair assets, as having "wonderful furnishings", and that it was "exclusive", and "beautiful".¹⁰ It appears from the *Polk's Oklahoma City Directories* and *Oklahoman* articles that its residents were well-off. The apartment house was one among only a few Midtown Brick Box Apartments that offered both maid service, payment of utility bills and garages for tenants owning automobiles. Residents were those whose activities were reported on the society pages of *The Oklahoman*.¹¹ Among its residents were men and women lawyers, doctor, a Baptist minister, restaurant owner, owner of an exclusive women's products store, and a politician, Jess Larson, who was the campaign manager for Governor E. W. Marland.¹²

⁴ The location was on N. Payne Avenue; the street name changed to N. Broadway Place.

⁵ Open house ad, November 1, 1931.

⁶ These were considered luxury carpets. Wilton carpets were imported from England in bulk in the 1800s, and often pieces were sewn together to accommodate room size. They were (and still are) one of the highest grades and longest wearing of woven carpets and today there is a revival of interest in them for period interiors. See "A Brief History of English Carpets and the Stourvale Mill," <http://www.burrows.com/hist.html> (referenced January 27, 2012).

⁷ Open house ad, *ibid*.

⁸ George E. Swisher had a brother, Clarence, who was a building contractor and perhaps was the contractor for the Mayfair construction though this is undocumented. In an *Oklahoman* article September 14, 1969, it noted that Swisher's son, George W., was also an attorney. George E. Swisher was active in local affairs. In 1912 he was a ward caucus representative, see "Official List of County Delegates," *The Oklahoman*, February 12, 1912. He also ran for the Oklahoma City School board the same year. See "Women Would Serve on Board," *The Oklahoman* March 9, 1912. In 1914 Swisher had an office in the Colcord building, and in 1940 he advertised that made private loans. See *The Oklahoman*, May 20 1940. Swisher and his family were mentioned in the society pages, and Swisher was the secretary of the Oklahoma Club in 1948; see "Good Morning. Oklahoma Club Meets," *The Oklahoman*, February 17, 1948. In 1958, Swisher was president of Wylie Stewart Machinery; see *The Oklahoman* Trade Talk, March 23, 1958. He died in 1965; "Deaths," *The Oklahoman*, October 3, 1965.

⁹ *Polk's Oklahoma City Directories* for 1931 to 2009. Dr. Anson Clark purchased the building in 1949 through an order of the Oklahoma Supreme Court after Mrs. George Swisher refused to go through with a contacted sale. See *The Oklahoman*, "High Court Rules Apartment Sale Must be Completed," June 29, 1949. Dr. Clark was a resident of the Mayfair at the time.

¹⁰ The ad section in *The Oklahoman*, March 26, 1939.

¹¹ A survey of the *Polk's Oklahoma City Directories* created a residence list which was then checked in the digital on-line archives of *The Oklahoman*. Approximately 200 articles from *The Oklahoman* were relevant to the Mayfair's residents.

¹² *The Oklahoman*, July 7, 1938.

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Many of the tenants over time were single individuals and widows.¹³ The Mayfair advertisements encouraged such, even targeting just bachelors.¹⁴ This tenant rental pattern is often found in more luxurious apartments where singles and widows could reside in a named apartment house with a good address that provided respectability. Most apartments were not shared by multiple residents even during Midtown's worst population crisis in the 1920s and again in the 1930s. The Mayfair remained rented with very few vacancies even through the Great Depression.¹⁵

In 1960, offices returned again to the building on the first floor, and there are more vacancies in the 1970s; by 1980, the building was no longer used for apartment living and the upper floors were vacated. In 1992, United Way of Oklahoma moved into the building as its only occupant until 2009.¹⁶

COMMUNITY PLANNING AND DEVELOPMENT

The Mayfair is eligible for listing under Criterion A because the building is an excellent example of a property type that is specified in the multiple property form for "Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma." These apartments help convey the historic development and growth in the Midtown area of Oklahoma City. The Mayfair is among the last of the Midtown Brick Box Apartments to be constructed during the period of significance. The Midtown Brick Box Apartments represent a distinct alteration in the Midtown's previous forms of multi-family dwellings such as wood-framed duplexes, or flats for two-, four- or six families. The Brick Box Apartments are significantly different from these housing forms and they provided amenities such as the "latest" in kitchens and bathrooms, as well as personal services that were not available in more basic multiple dwellings.

Perhaps more importantly, the Mayfair represents a portion of the city's social history because it helps reflect the transitions in living areas for white collar workers, and it represents their ideas about what was acceptable apartment housing. When the Mayfair was constructed, most wealthy residents who settled in Midtown prior to 1910, had continued to move north both within Midtown and out of the Midtown area from 1910 to 1935. During this period, blue collar workers had continued to move north as well, moving further into Midtown but staying mostly south of NW 10th Street. Midtown by 1930 tended to be white collar north of NW 10th Street, and blue collar south. The Mayfair's location was in the northern most section of Midtown, an area where the more well-to-do moved as they continued their northward migration into other areas over several decades.

By the end of the 1930s, Midtown had developed into an area with renters in all types of multi-family housing as result of several extreme city population booms. One of the largest to affect Midtown was from 1900 to 1910; and, another began in the 1920s when oil was discovered near Oklahoma City, which brought thousands of new residents into the city. Midtown accommodated many of these new incomers as roomers or boarders who lived in houses or rental properties. The Mayfair, however, maintained an address and location, name and residence identity for professionals and business men and women in this northern-most portion of Midtown, an area that even in the 1920s had four times as many white collar workers than blue.¹⁷

The Mayfair is one of the Midtown Brick Box Apartments that is at the transitional end of a progression of multiple dwellings within Midtown from 1910 to 1935. It is an example that helps document the historic development and growth of the Midtown area of Oklahoma City. It represents a portion of the historic context identified in Section E of the multiple property form for the historic context, "Evolution of Midtown Multiple Family Dwellings in Oklahoma City 1889-1955," and reflects the city's community planning and development.

¹³ The apartments must have afforded some newly marrieds a place to live at least for a while. Several articles in *The Oklahoman* in 1941 and 1945 note that bride and grooms were moving into the building. See *The Oklahoman*, "Bride of the Week," June 6, 1943 and, "Rose Mary Touhy Bride Saturday of Worthy Martin," September 30, 1945.

¹⁴ "Furnished Apartments," *The Oklahoman*, November 20, 1937. "Bachelor Apartments," *The Oklahoman*, September 8, 1938.

¹⁵ *Polk's Oklahoma City Directories*, *ibid*.

¹⁶ *Ibid*.

¹⁷ These figures are provided in Janette Isabel Mahar's Master's Thesis. "Social Changes in Oklahoma City from 1889 to 1930." Master's Thesis, University of Oklahoma, Norman, Oklahoma, 1933.

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This brick box apartment is a Collegiate Gothic style building and its architecture is unique among the other Midtown Brick Box Apartments.¹⁸ The Mayfair's quoins, sophisticated window surrounds, and classical urns give it an air of elegance and respectability. The Mayfair is an excellent example of how Collegiate Gothic was adapted, modified and applied to an apartment building in c. 1931.

The interior is also note worthy. As noted in the physical description, it remains largely intact with its original plan of a central hall with apartments on both sides. The elevator and primary stair are in original locations and the elevator is embellished with the Mayfair logo. The entry lobby is large and the ceiling has large plaster ceiling moldings. The ground floor corridor is patterned mosaic tile floor in shades of red and brown. Floors two to four have larger quarry floor tiles also in shades of red and brown. All corridor walls are plaster scored and textured to resemble cut stone. The first floor corridor ceiling is flat with molded crown details and the corridor ceilings of floors two to four are vaulted. These ceilings are plastered with a moderate to heavy texture. Original doors are mahogany and their locations in the primary corridors have changed only somewhat, and effort has been taken to maintain the aesthetic quality of the corridor finishes. Many original wood panel or glazed wood doors remain with their latch and lock set hardware, although some of the doors have been altered with vents and mail drops. Painted decorative details are in various locations: halls and lobby ceilings, plaster moldings around light fixtures, and at the top of some windows.

To be listed under Criterion A, the Multiple Property Documentation form registration requirements are:

- The building should retain significant portions of the original exterior brick primary façade;
- Significant character-defining elements should remain intact;
- Alterations to the building should be reversible and the historic character of the property could be easily restored; and,
- Additions are confined to the rear elevation and should be executed in a manner that respects the materials, scale, and character of the original building design and if removed, the essential form of the building remains intact.

The Mayfair meets these requirements with its in-tact architectural composition, ornamental details and original materials on the primary exterior elevation. It also fulfills the requirements for the property type, Midtown Brick Box Apartments, because it retains its brick walls, a rectangular shape, flat roof, and primary orientation to the street.

The requirements further note that due to the age of these buildings and their continued use, one should expect a certain degree of physical deterioration, but the Mayfair is in good condition. While the windows have been removed, this is a reversible alteration and should not diminish the building's contribution to the historic context. Reversible alterations, such the loss or removal of ornamental detailing, replacement of doors, window sashes and framing elements are common and do not necessarily diminish a building's contribution to the historic context. In particular, loss of original window sashes and exterior doors is common in the Midtown Brick Box Apartments. These buildings have been in use for multiple decades as housing that has had to meet city codes regarding health and safety requirements.

¹⁸ See the Multiple Property Documentation Form "Midtown Brick Box Apartments, 1910-1935," 2012, Oklahoma City, Oklahoma, 2012," Section E, 28. Among the other brick box apartments of Midtown, none shares this style of architecture. Three intensive level surveys from 2009 to 2011 covered all parts of Midtown. Midtown in Oklahoma City is defined as an area from NW 4th to N. Classen Boulevard, Classen to NW 13th Street, NW 13th to N. Broadway and Broadway to NW 4th Street.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

References

Mahar, Janette Isabel. "Social Changes in Oklahoma City from 1889 to 1930." Master's Thesis, University of Oklahoma, Norman, Oklahoma, 1933.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY: Alfred A. Knopf, 1991.

Multiple Property Documentation Form. "Midtown Brick Box Apartments, 1910-1935," Oklahoma City, Oklahoma, 2012.

The Oklahoman articles:

"Official List of County Delegates," February 12, 1912,
"Women Would Serve on Board," *The Oklahoman* March 9, 1912.
"Deposits in City Banks Breaks all Records," September 7, 1916.
Open House ad, November 1, 1931.
City Briefs "Fire Damages Apartment Garages," May 4, 1932.
"Furnished Apartments," *The Oklahoman*, November 20, 1937.
Article mentioning Jess Larson as Governor Marland's campaign manager, July 7, 1938.
"Bachelor Apartments," September 8, 1938.
Ad for the Mayfair, March 26, 1939
Advertisement that Swisher made private loans, May 20 1940.
"Bride of the Week," June 6, 1943
"Rose Mary Touhy Bride Saturday of Worthey Martin," September 30, 1945
"Good Morning. Oklahoma Club Meets," February 17, 1948.
"High Court Rules Apartment Sale Must be Completed," June 29, 1949.
"Oklahoman Trade Talk," March 23, 1958.
"Deaths," October 3, 1965.
September 14, 1969. Article about George W. Swisher.

Polk's Oklahoma City Directories for 1931 through 2009. R. L. Polk and Company, Kansas City, Missouri.

Plunz Richard. *A History of Housing in New York City*. New York, NY: Columbia University Press, 1990.

Sanborn Fire Insurance Maps City of Oklahoma City, Oklahoma. New York, New York: Sanborn-Perris Map Company or Sanborn Map Company, 1894, 1896, 1898, 1906, 1922, 1949, 1955. Tulsa City/County Public Library, Research Databases at <http://www.tulsalibrary.org:2204/cgi-bin/auth.cgi?command=AccessOK&CCSI=3976n>

Photographs

Mayfair, 1952 Photograph, Oklahoma Historical Society Digital Archives.

Website

"A Brief History of English Carpets and the Stourvale Mill," <http://www.burrows.com/hist.html>. Referenced January 27, 2012.

Previous documentation on file (NPS):

☒ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property Less than 1 acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	14S	634708	3927491
	Zone	Easting	Northing

See Continuation Sheet for Longitude/Latitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the building are the legal property description:

South 5' of lot15, all lots 16 through 24 in Block 8 of the Dale Addition. Information from the Oklahoma County Assessors Office, <http://www.oklahomacounty.org/assessor/Searches/AN-R.asp?ACCOUNTNO=R040047200>, referenced January 26, 2012.

Boundary Justification (Explain why the boundaries were selected.)

The boundary contains the entire property historically associated with the Mayfair.

11. Form Prepared By

name/title	<u>Cathy Ambler, Ph.D. for Bob Howard, Mickey Clagg, Chris Fleming</u>		
organization	<u></u>	date	<u>January 2012</u>
street & number	<u>1129 E. 8th Street</u>	telephone	<u>918 584-3566</u>
city or town	<u>Tulsa</u>	state	<u>OK</u> zip code <u>74120</u>
e-mail	<u>cambler@sbcglobal.net</u>		

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

TIF Format Photographs are 1600 x 1200 pixels at a minimum, at 300 ppi

Name of Property: The Mayfair
City: Oklahoma City
County: Oklahoma County
State: OK
Name of Photographer: Sara Werneke
Date of Photographs: December 6, 2011, and December 27, 2011
Location of Original Digital Files: Oklahoma SHPO

Description of Photograph(s) and number:

All digital images labeled as follows: *OK_OklahomaCounty_TheMayfair_#.tif*

- 1 of 12 East (Front) Elevation, looking northwest
- 2 of 12 East (Front) Elevation, looking southwest
- 3 of 12 Entry Area Details, looking west
- 4 of 12 South Elevation, looking north
- 5 of 12 Rear Elevation, looking east
- 6 of 12 North Elevation, looking south
- 7 of 12 Entry Lobby, looking northwest
- 8 of 12 Entry Lobby, looking southeast
- 9 of 12 Main Floor Central Hall, looking east
- 10 of 12 Second Floor Central Hall, looking west
- 11 of 12 Stairwell Trim Detail, Second Floor, looking south
- 12 of 12 First Floor Closet and Stairwell, looking south

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Bob Howard, Mickey Clagg, Chris Fleming

street & number P.O. Box 2898 telephone (405) 488-6208

city or town Oklahoma City state OK zip code 73101

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

The Mayfair
Name of Property
Oklahoma, Oklahoma
County and State
Midtown Brick Box Apartments 1910-1935,
Oklahoma City, Oklahoma
Name of multiple listing (if applicable)

DESCRIPTION



Photo 1: 1952 Photo of the Mayfair Apartments
(Oklahoma Historical Society digital photo)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7Page 2

The Mayfair

Name of Property

Oklahoma, Oklahoma

County and State

Midtown Brick Box Apartments 1910-1935,
Oklahoma City, Oklahoma

Name of multiple listing (if applicable)

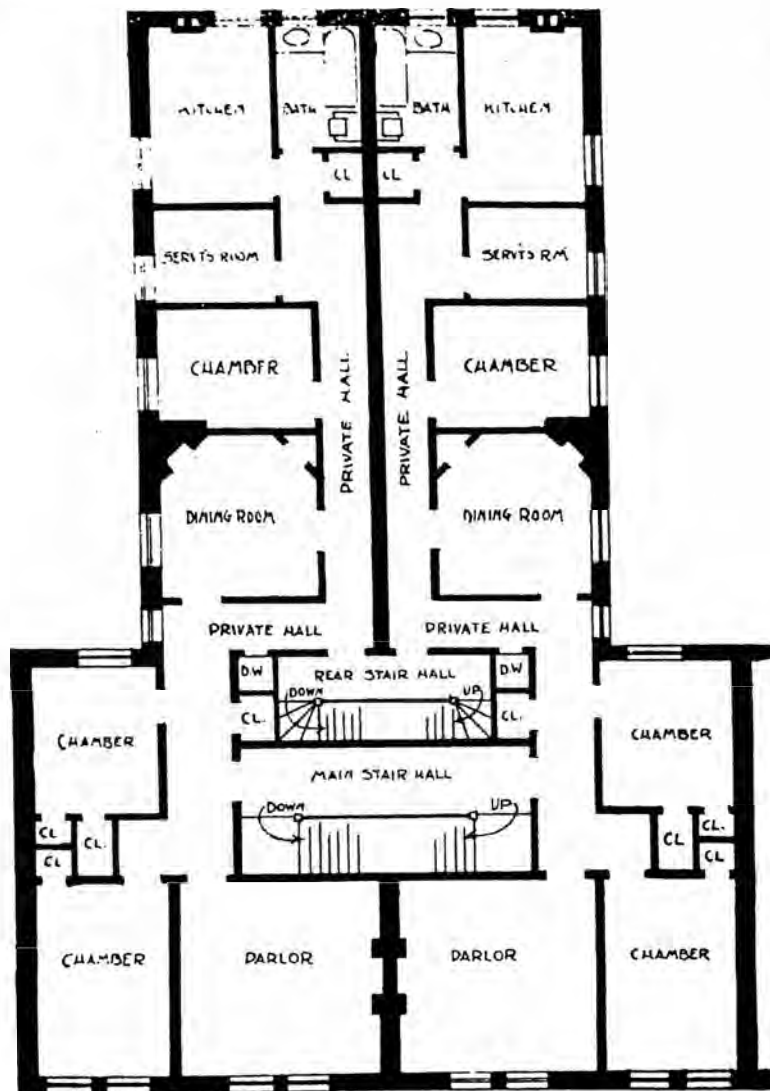
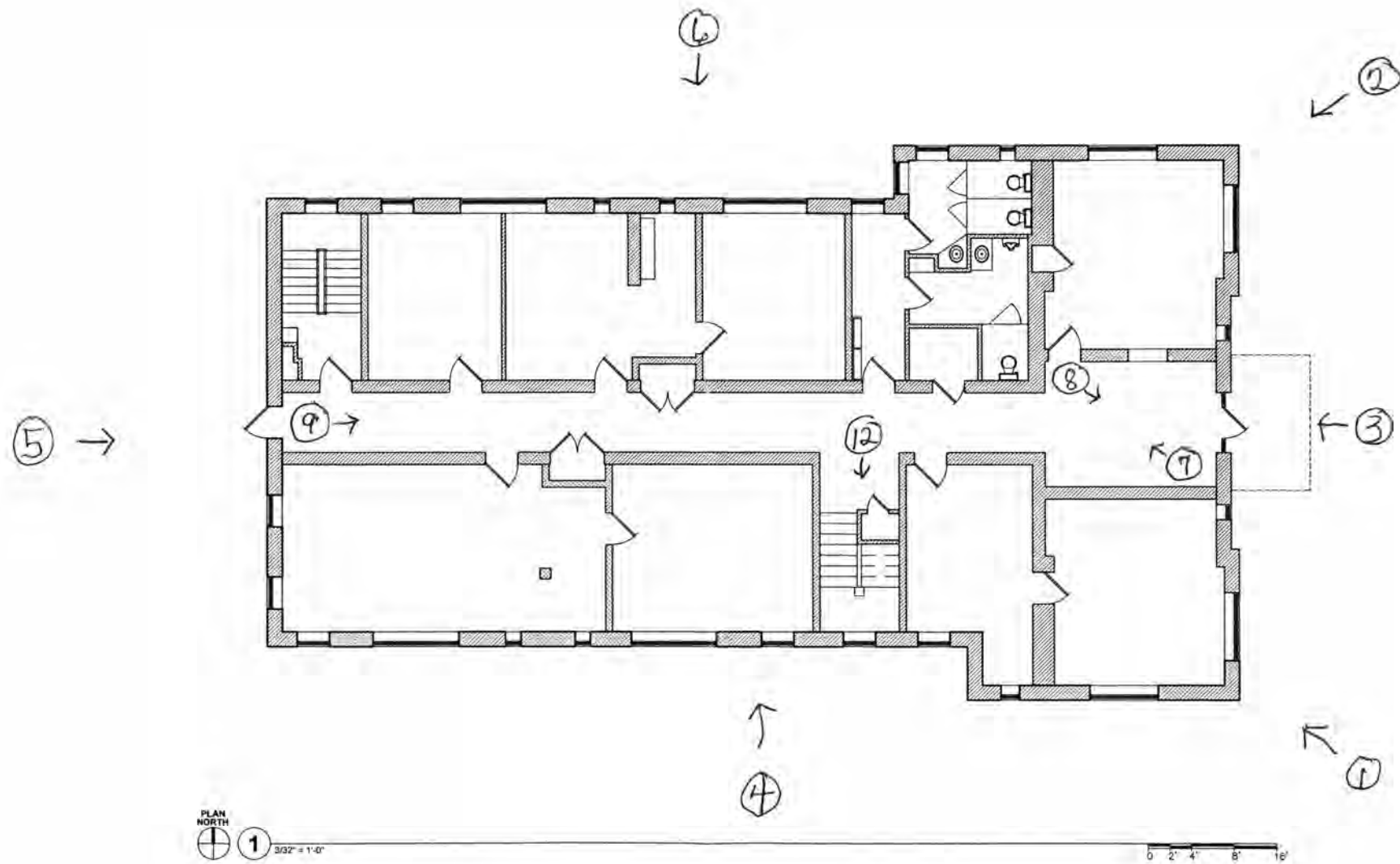
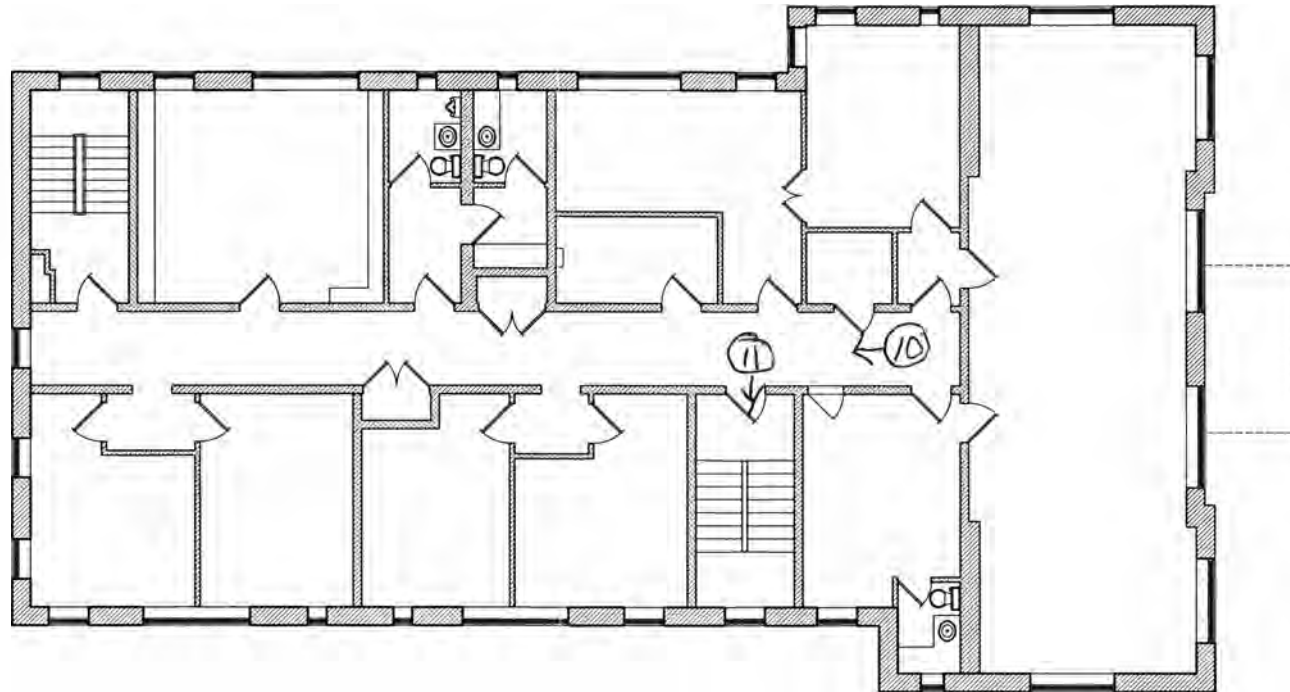


Figure 1: The Stuyvesant, 1869
 Designed for a 50' x 100' lots.



The Mayfair
Oklahoma City, Oklahoma County
Photo Map
First Floor



2

3/32" = 1'-0"

0 2' 4' 8' 16'

The Mayfair
Oklahoma City, Oklahoma County
Photo Map
Second Floor

H-103

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Mayfair, The
NAME:

MULTIPLE Midtown Brick Box Apartments 1910-1935, Oklahoma City MPS
NAME:

STATE & COUNTY: OKLAHOMA, Oklahoma

DATE RECEIVED: 7/27/12 DATE OF PENDING LIST: 8/24/12
DATE OF 16TH DAY: 9/10/12 DATE OF 45TH DAY: 9/12/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000786

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ ACCEPT ___ RETURN ___ REJECT ___ DATE

ABSTRACT/SUMMARY COMMENTS:

The Mayfair meets National Register Criterion A at the local level in the area of Community Planning and Development. Completed in 1931, the Mayfair is a fine example of the early twentieth century multi-unit apartment buildings erected to serve the city's burgeoning population. Designed to provide accommodations for the slightly more affluent, white collar tenants commonly settling in the northern portions of Midtown, the building illustrates the evolving patterns of community development and residential construction in Midtown during the first decades of the twentieth century. The building meets the Registration Requirements developed in the MPS cover. The highly visible window replacements, while dramatically impacting the visual appearance of the building, are fairly typical of the Midtown study area. The building's remaining integrity is at an extremely high level in comparison with other local examples.

RECOM./CRITERIA Accept Criterion A

REVIEWER Paul B. Lusignan DISCIPLINE HISTORIAN
TELEPHONE _____ DATE 9/12/2012

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



OK - Oklahoma County - The Mayfair - # of 12
East (Front Elevation) Looking northwest



OK - Oklahoma County - The Mayfair - # 2 of 12
East (Front Elevation) looking Southwest



OK - Oklahoma County - The Mayfair - #3 of 12
Entry Area Details Looking West



OK - Oklahoma County - The Mayfair - #4 of 12
South Elevation looking north



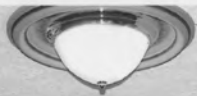
OK - Oklahoma County - The Mayfair - #5 of 12
Rear Elevation Looking east



OK - Oklahoma County - The Mayfair - # 6 of 12
North Elevation Looking South



OK - Oklahoma County - The Mayfair - #7



EXIT

101



OK - Oklahoma County - The Mayfair - #8



OK - Oklahoma County - The Mayfair - #9



OK - Oklahoma County - The Mayfair - #10



OK - Oklahoma County - The Mayfair - #11

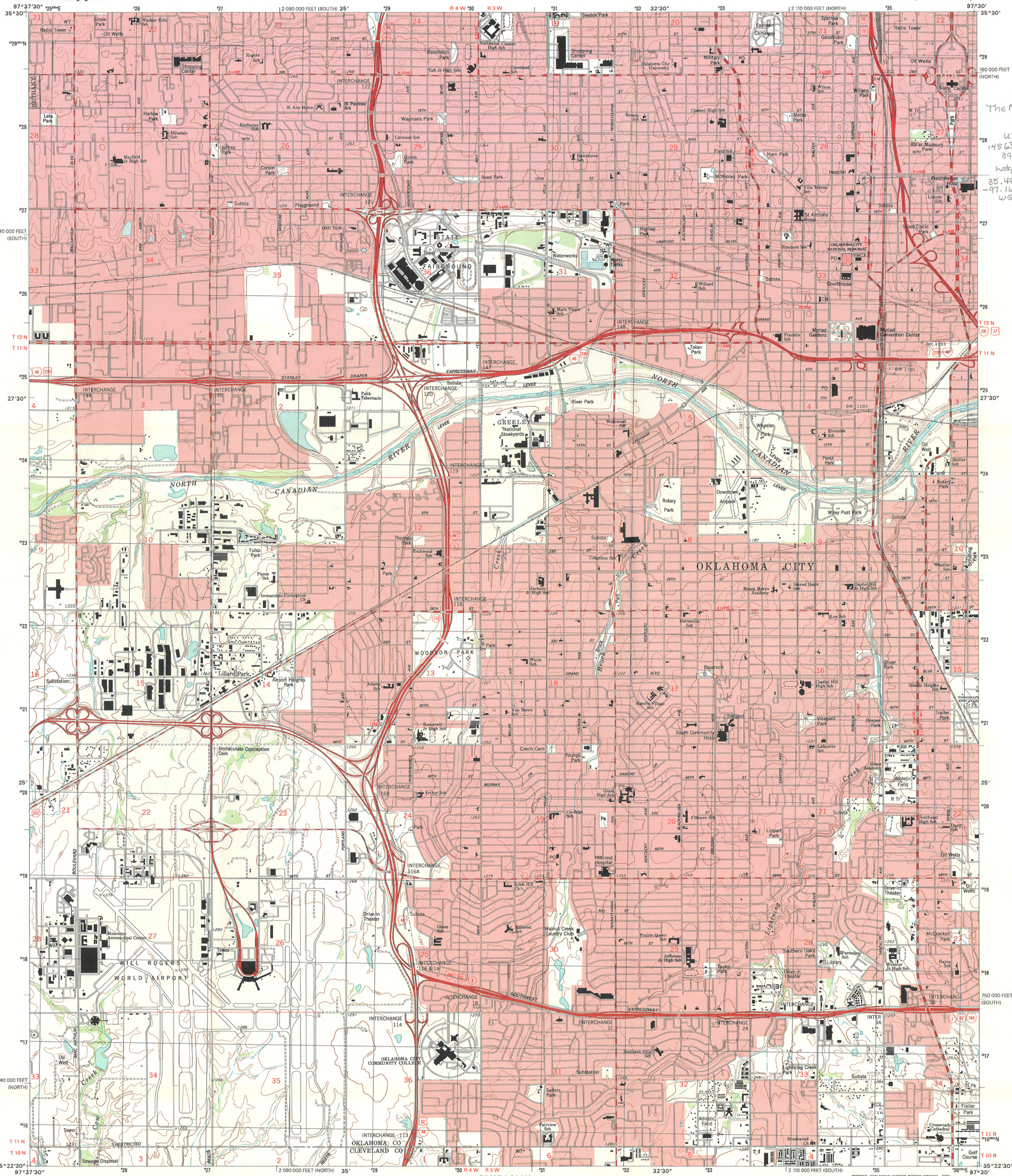


OK - Oklahoma County - The Mayfair - #12



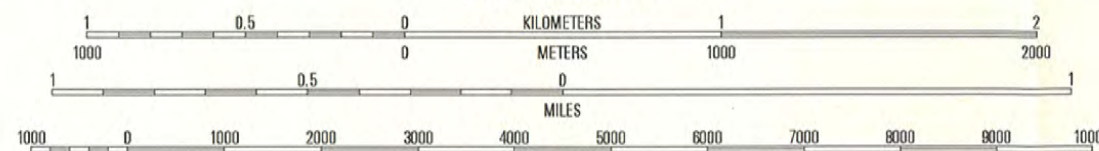
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

OKLAHOMA CITY QUADRANGLE
OKLAHOMA
7.5-MINUTE SERIES (TOPOGRAPHIC)



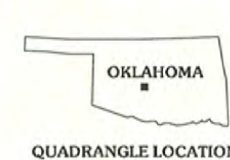
Produced by the United States Geological Survey
Topography compiled 1954. Planimetry derived from imagery taken 1995 and other sources. Public Land Survey System and survey control current as of 1985.
North American Datum of 1983 (NAD 83). Projection and 1000-meter grid: Universal Transverse Mercator, zone 14 10 000-foot ticks: Oklahoma Coordinate System of 1983 (north and south zones)
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Landmark buildings verified 1985

UTM GRID AND 1999 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
AND OKLAHOMA GEOLOGICAL SURVEY, NORMAN, OKLAHOMA 73069
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway hard surface
Secondary highway hard surface
Unimproved road
Interstate Route
U.S. Route
State Route

1	2	3	1 Bethany
			2 Britton
			3 Spencer
4	5	6	4 Mustang
			5 Midwest City
			6 Oklahoma City SW
6	7	8	7 Oklahoma City SE
			8 Moore

ADJOINING 7.5' QUADRANGLE NAMES

OKLAHOMA CITY, OK
1995

NIMA 6451 NE-SERIES V883

The Mayfair
UTM
145634708 E
3927491 N
not/long
85.481803
-97.16069
WGS84





Oklahoma Historical Society
State Historic Preservation Office

Founded May 27, 1893

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

July 20, 2012

JUL 27 2012

Ms. Carol Shull
Acting Keeper of the Register
National Park Service 2280, 8th floor
National Register of Historic Places
1201 "I" (Eye) Street, NW
Washington D.C. 20005

Dear Ms. Shull:

We are pleased to transmit one National Register of Historic Places nomination, one update for a previously listed National Register of Historic Places property and one Multiple Property Documentation form for Oklahoma properties. The documents are for the following properties:

The Mayfair, 1315 North Broadway Place, Oklahoma City, Oklahoma County
Grobin Davis Mound Group, McCurtain County, Oklahoma
Midtown Brick Box Apartments, 1910-1935, Oklahoma City, Oklahoma County

All members of the Historic Preservation Review Committee (state review board) were present for the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. Therefore, the member possessing the requisite professional qualifications for evaluation of each nominated property participated in the recommendation's formulation.

We look forward to the results of your review. If there may be any questions, please do not hesitate to contact either Lynda S. Ozan of my staff or myself.

Sincerely,

Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:iso

Enclosures